

# Alto Lakes Special Zoning District

## ALSZD MINUTES APRIL 15, 2026

1. Call meeting to order - **JIM @ 9:00 AM**
2. Attendance:  
James Abbott/Chair: Present X Absent \_\_\_  
Robert McWilliams/Secretary: Present X Absent \_\_\_  
Cindi Nutter/STR: Present X Absent \_\_\_  
James Russ/Treasurer: Present: X Absent \_\_\_  
Angel Chavez/Proj Insp: Present: X Absent \_\_\_  
Leslie Sisk: Present: Absent: X
3. Pledge of Allegiance led by: **JIME**
4. Approval of **Agenda** for 04/15/2026: Motion: **JAMES** Second: **ROBERT**
5. Approval of **Minutes** from 04/01/26: Motion: **ROBERT** Second: **ANGEL**

### PERMIT REQUESTS

1. OWNER: **DAVID & TAMMY PFEUFFER**  
CONTRACTOR: **FELIPE PEREZ** LICENSE: 380851 **EXPIRATION:**  
ADDRESS: **236 DEER PARK DR**  
SUBD: **DPW** UNIT: **6** BLK: LOT: **179**  
REQUEST: **REPLACE OLD TREX WITH TIMBERTECH AZEK DECKING**  
MOTION: **ROBERT** SECOND: **JAMES**  
COMMENTS: **PERMIT ISSUED; FEE \$150**
2. OWNER: **MIKE STANTON**  
CONTRACTOR: **JOSHUA CASTANEDA** LICENSE: 394471 **EXPIRATION:**  
ADDRESS: **101 HIGH VIEW**  
SUBD: **LE** UNIT: **1** BLK: **3** LOT: **16A**  
REQUEST: **NEW CONSTRUCTION** **TOTAL SQ FT:**  
MOTION: SECOND:  
COMMENTS: **RESUBMIT; REQUESTING VARIANCE, EXPLAINED PROCEEDURE TO JOSHUA FOR VARIANCE REQUEST**
3. OWNER: **LAPLANTE JOHNSON FAMILY TRUST**  
CONTRACTOR: **INTEGRITY CONST BRIAN CHAVEZ** LICENSE: 415879 **EXPIRATION:**  
ADDRESS: **113 MULLIGAN DR**  
SUBD: **ALG&CC** UNIT: **2** BLK: **6** LOT: **20**  
REQUEST: **REMOVE EXISTING REPLACE WITH METAL ROOF**  
MOTION: **JAMES** SECOND: **ANGEL**  
COMMENTS: **PERMIT ISSUED; FEE \$125**

4. OWNER: **ANWAR MONROY**  
 CONTRACTOR: **G. SANDOVAL CONSTRUCTION** LICENSE: **81118** EXPIRATION:  
 ADDRESS: **224 EL CAMINO DR**  
 SUBD: **HM** UNIT: **3** BLK: **5** LOT: **16A**  
 REQUEST: **NEW CONSTRUCTION** TOTAL SQ FT: **2949**  
 MOTION: **JAMES** SECOND: **ANGEL**  
 COMMENTS: **PERMIT ISSUED; FEE \$1724.50**
  
5. OWNER: **GARY DIEDE**  
 CONTRACTOR: **JESUS LUCERO** LICENSE: **462985** EXPIRATION:  
 ADDRESS: **104 PINE CONE LANE**  
 SUBD: **SB** UNIT: **2** BLK: **4** LOT: **46**  
 REQUEST: **REMOVE EXISTING ROOF INSTALL NEW ROOF; REMOVE & REPLACE 4 WINDOWS**  
 MOTION: **ANGEL** SECOND: **JAMES**  
 COMMENTS: **PERMIT ISSUED; FEE \$275**
  
6. OWNER: **DEBRA HIGDON**  
 CONTRACTOR: **CARL KELLEY CONST** LICENSE: **054987** EXPIRATION:  
 ADDRESS: **307 LAKESHORE DR**  
 SUBD: **LE** UNIT: **1** BLK: **4** LOT: **9**  
 REQUEST: **ADDITION OF 2 DECKS TO ADDITION BOTH UNCOVERED; REVISION FROM ORIGIANL REQ**  
 MOTION: **ANGEL** SECOND: **JAMES**  
 COMMENTS: **REVISED ORIGINAL PERMIT, SCALED SQ FT BACK ON ONE DECK AND EXTENDED GROUND LEVEL DECK; NO FEE**

#### SHORT TERM RENTALS

**UPDATE ON SHORT TERM RENTALS: CINDI IS CURRENTLY WORKING WITH DECKARD TECHNOLOGIES AND SENDING CERTIFIED VIOLATION LETTERS TO PROPERTY OWNER'S NOT IN COMPLIANCE**

#### PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
  
2. PUBLIC COMMENTS:
  
3. COMMISSIONER COMMENTS: **BEGINNING IN MAY, MEETINGS WILL BE ON THE 1<sup>ST</sup> AND 3<sup>RD</sup> THURSDAY OF THE MONTH WITH THE EXCEPTION OF DECEMBER. DISCUSS MOU SENT BY DONNY ARCHIBALD. LETTER OF RESPONSE DRAFTED BY JAMES ABBOTT TO ACC MOU APPROVED UNANIMOUSLY BY ALL COMMISSIONERS IN ATTENDANCE**

### OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS:
2. PAST ACTIONS:

### INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:
2. ACC – ANY COMMENTS/CONCERNS – TERRY SCAFFER IN ATTENDANCE, 15 MINUTES

### TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: \$2274.50
2. BANK ACCOUNT BALANCE: \$48931.25
3. INVOICE APPROVALS:

NEXT REGULAR MEETING WILL BE **MAY 07, 2026 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM APRIL 30, 2026**, CONTACT us if you have any questions or to submit your request via email; [INFO.ALSZD@GMAIL.COM](mailto:INFO.ALSZD@GMAIL.COM) Phone number is (575)973-3162. **SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: [INFO.ALSZD@GMAIL.COM](mailto:INFO.ALSZD@GMAIL.COM)**

**ADJOURNMENT: MOTION: JAMES SECOND: ANGEL**

PLEASE NOTE: THE AGENDA FOR THE MEETING CAN BE REVISED AND PUBLISHED UP TO 72 HOURS PRIOR TO THE MEETING AND WILL BE POSTED ON THE PUBLIC BULLETING BOARD AT ALG&CC AS WELL AS ON OUR WEBSITE [NMALSZD.COM](http://NMALSZD.COM) AT ANY TIME DURING THE OPEN MEETING ACT THE COMMISSION MAY CLOSE THE MEETING TO THE PUBLIC TO DISCUSS MATTERS NOT SUBJECT TO THE NEW MEXICO OPEN MEETING ACT. THE COMMISSION MAY REVISE THE ORDER OF AGENDA ITEMS CONSIDERED AT THE OPEN MEETING.